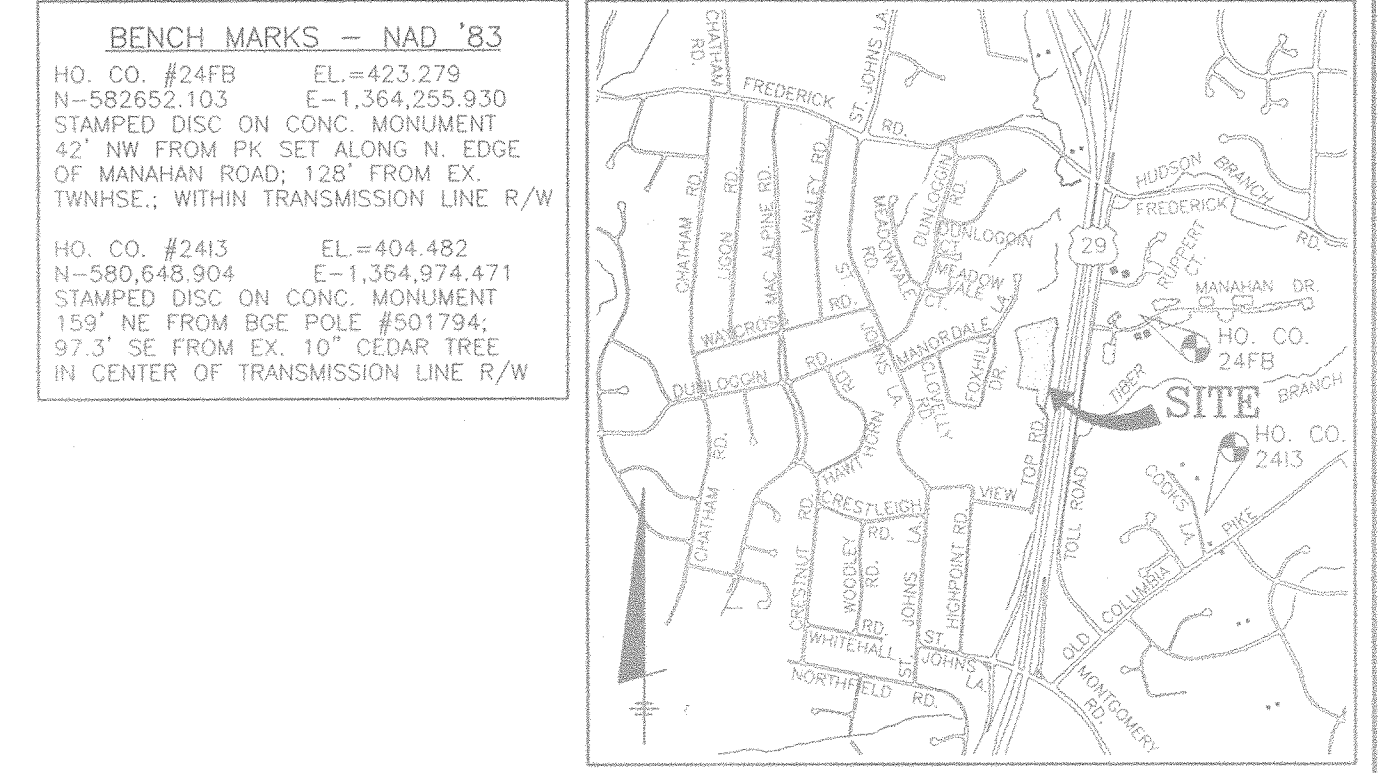


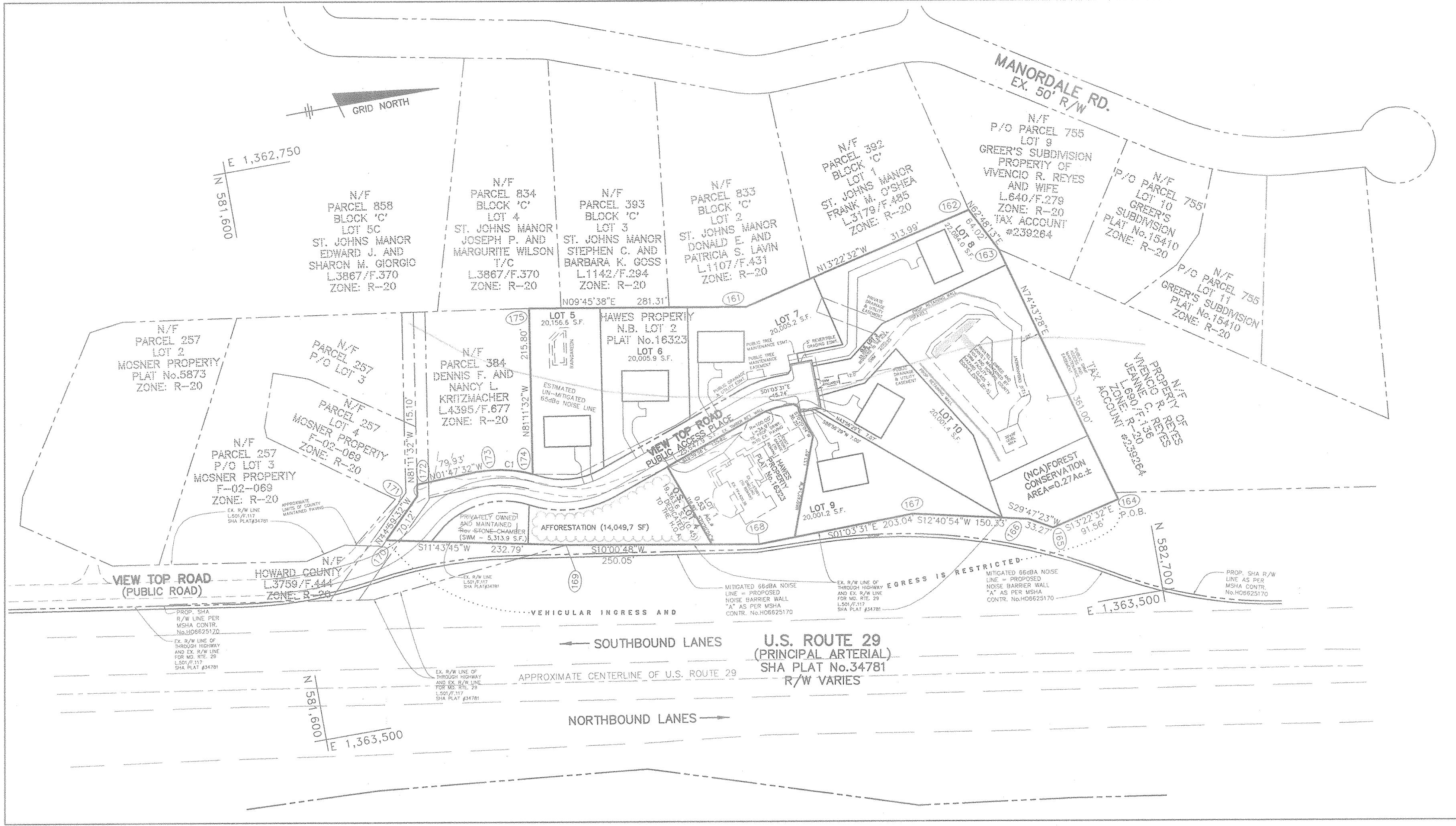
GENERAL NOTES

- 1) ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
2) THE BOUNDARY SHOWN IS BASED ON A MONUMENTED FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED MARCH, 2003.
3) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL MONUMENTS 24FB & 2413, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
4) EXISTING TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY BENCHMARK ENGINEERING, INC., DATED MARCH, 2003. CONTOUR INTERVAL IS 2 FEET.
5) EXISTING UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND RECORD DRAWINGS.
6) THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC, CONNECTING TO CONTRACT N6-845-W&S. DRAINAGE AREA IS WITHIN THE PATAPSCO RIVER WATERSHED.
7) FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MAY, 2003 AND APPROVED UNDER S-03-017.
8) NO WETLANDS OR 100-YEAR FLOODPLAIN EXIST WITHIN THE LIMITS OF PROJECT AS PER A CERTIFICATION LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED APRIL, 2003 AND APPROVED UNDER S-03-017.
9) HOSE LINE SHOWN ON PLANS FOR THIS PROJECT BASED ON DATA PROVIDED BY THE MSHA AS PER CONTRACT NO.H06823170 AND APPROVED UNDER S-03-017.
10) THE NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA EXPOSURE. THE 65DBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT.
11) A.P.F.O. TRAFFIC STUDY WAS PREPARED BY THE MARS GROUP, INC. DATED MAY, 2003 AND APPROVED UNDER S-03-017.
12) THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, DATED NOVEMBER 30, 2005.
13) THERE IS AN EXISTING DWELLING LOCATED ON-SITE (LOT 1) TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
14) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
15) THIS PLAN IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS. IT ALSO FALLS UNDER THE CRITERIA ESTABLISHED UNDER THE INFILL DEVELOPMENT REGULATIONS OF COUNCIL BILL 45-2003 EFFECTIVE OCTOBER 2, 2003.
16) STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES 1 & II. QUALITY CONTROL SHALL BE PROVIDED BY A POCKET POND (P-5), AN UNDERGROUND STONE RET. CHAMBER, AND A RAINGARDEN. QUANTITY CONTROL SHALL BE PROVIDED WITHIN THE POCKET POND (P-5) SWM FACILITY.
17) THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
18) STREET LIGHTS ARE REQUIRED AND SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
19) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE FULFILLED.
20) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE EXTENT OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
21) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAX 1.5% GRADE, MAX 10% GRADE CHANGE & MIN 45' TURNING RADIUS.
D) STRUCTURE/CLEARANCES (BRIDGES) - CAPABLE OF SUPPORTING 25,000 LBS (HS2 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
22) IT IS UNDERSTOOD THAT THE FINAL DESIGN OF THE ROADWAY AND TIE BURROUND WILL BE IN CONFORMANCE WITH ALL SPECIFICATIONS AND REGULATIONS IN EFFECT AT THE TIME OF FINAL PLAN SUBMISSION AND THAT THIS MAY ALTER THE LAYOUT AS SHOWN ON THIS PLAN.
23) WAIVER PETITION WP-04-72 WAS REQUESTED AND APPROVED ON DECEMBER 28, 2003 TO WAIVE SECTION 16.121(c)(2) PER THE FOLLOWING CONDITIONS: THE PROPOSED OPEN SPACE LOTS 3 & 4 SHALL BE DEDICATED TO THE HOA FOR SWM PURPOSES. MINIMUM RESIDENTIAL LOT SIZES MUST BE 20,000 S.F. OR GREATER; AND ACCESS TO THESE OPEN SPACE LOTS SHALL BE DIRECTLY FROM THE PROPOSED PUBLIC RIGHT-OF-WAY EXTENSION OF VIEW TOP ROAD.
24) WAIVER PETITION WP-03-137 WAS REQUESTED AND APPROVED ON SEPTEMBER 23, 2003 TO WAIVE SECTION 16.121(c)(2) PER THE FOLLOWING CONDITIONS: THE PROPOSED USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOT 1 OF THE HAWES PROPERTY, LOT 4 OF THE MOSNER PROPERTY, AND PARCEL 384 SHALL BE RECORDED SIMULTANEOUSLY WITH THE PLAN IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD, AND THAT ANY FUTURE RE-SUBDIVISION OF NON-BUILDABLE LOT 2 WILL BE SUBJECT TO COMPLIANCE WITH ALL APPLICABLE SUBDIVISION, APPO, STORMWATER MANAGEMENT, FOREST CONSERVATION AND LANDSCAPE REQUIREMENTS IN EFFECT AT THAT TIME.
25) WAIVER PETITION WP-04-31, REQUESTED TO WAIVE SECTION 16.120(b)(4)(iii)(v), WAS ALLOWED TO EXPIRE AND BECAME NULL & VOID DUE TO INACTIVITY.
26) SUBJECT PROPERTY IS ZONED R-20 PER 2-02-04 COMPREHENSIVE ZONING PLAN.
27) APPLICABLE HOWARD COUNTY DP2 FILE REFERENCES FOR THIS PROJECT INCLUDE: F-03-190, WP-03-137, WP-04-72, S-03-017, CONTR. #R-3483.
28) A DESIGN MANUAL WAIVER WAS SUBMITTED TO THE DEVELOPMENT ENGINEERING DIVISION AND APPROVED BY LETTER DATED JUNE 22, 2006 FOR D.M.V. CHAPTER 2, SECTION 2-4.1, TO ALLOW FOR GRADING DEVIATIONS FROM THE TYPICAL ROADWAY SECTION FOR A PUBLIC ACCESS PLACE (FIGURE 2.09 IN CONJUNCTION WITH TABLE 2.01) IN ORDER TO MEET EXISTING CONDITIONS FOR THE PROPOSED PUBLIC RIGHT-OF-WAY EXTENSION OF VIEW TOP ROAD. HOWARD COUNTY WILL NOT BE LIABLE FOR ANY DAMAGES TO THE PUBLIC R/W INCURRED DURING NECESSARY MAINTENANCE OF THE EXISTING RETAINING WALL LOCATED ON LOT 1.
29) THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WILL BE MET THROUGH THE RETENTION OF 0.27 AC. OF NET TRACT AREA FOREST ON-SITE WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT; THE ON-SITE AFFORESTATION OF 0.25 AC. AND 1.65 AC. OF OFF-SITE AFFORESTATION. THE DEVELOPER IS CURRENTLY SEEKING A SUITABLE PROPERTY LOCATION AND WILL RESOLVE THIS ISSUE PRIOR TO APPROVAL OF FINAL PLANS.
30) A DESIGN MANUAL WAIVER WAS SUBMITTED TO THE DEVELOPMENT ENGINEERING DIVISION AND APPROVED BY LETTER DATED JULY 26, 2003, FOR D.M.V. CHAPTER 2, SECTION 2.3.2.D.3 TO ALLOW FOR THE MINIMUM LENGTH OF A HORIZONTAL CURVE IN A PUBLIC ROADWAY TO BE LESS THAN 100' FOR A CH-DE-SAC OR LOCAL ROAD IN ORDER TO MEET EXISTING CONDITIONS FOR THE PROPOSED PUBLIC RIGHT-OF-WAY EXTENSION OF VIEW TOP ROAD.
31) ALL RETAINING WALLS LOCATED ON THE OPEN SPACE LOTS WITHIN PUBLIC STORMWATER ACCESS AND MAINTENANCE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOA.
32) SHA APPROVAL IS REQUIRED FOR THE PROPOSED OUTFALL AND STORM DRAIN SYSTEM WITHIN THE SHA RIGHT-OF-WAY.
33) THE DRIVEWAY RELOCATION FOR EXISTING PARCELS 384 AND 257 MUST BE RESOLVED AND INCLUDED AS PART OF THE FINAL PLAN SUBMISSION.

HAWES PROPERTY
SUBDIVISION (RE-SUBDIVISION OF LOT 2)
LOTS 1 & 5 THRU 10 AND O.S. LOTS 3 & 4
PARCEL 253 / ZONE: R-20
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN P-06-008



LEGEND
SOILS CLASSIFICATION: AbC1
SOILS DELINEATION: ---
EXISTING CONTOURS: ---
EXISTING WOODS LINE: ---
PROPOSED WOODS LINE: ---
EXISTING STRUCTURE: [Symbol]
PROPOSED STRUCTURE: [Symbol]
STEEP SLOPES 15% TO 24.9%: [Symbol]
STEEP SLOPES 25% OR GREATER: [Symbol]
PROP. SWM ACCESS ESMT. FOR OPEN SPACE LOTS: [Symbol]
DRAINAGE AREA: ---
DRAINAGE DIVIDE: ---
TO STUDY PATH: ---
PROP. FOREST CONSERVATION AREA: [Symbol]
TREE PROTECTION FENCE: ---
FCE PERMANENT SIGNAGE: [Symbol]
LIMIT OF DISTURBANCE: [Symbol]
STABILIZED CONSTRUCTION ENTRANCE: [Symbol]
SILT DIVERSION FENCE: ---
SUPER SILT FENCE: ---
INLET PROTECTION: [Symbol]
REMOVABLE PUMP STATION: [Symbol]



LOCATION PLAN
SCALE: 1"=100'

SITE DATA TABULATION
1) GENERAL SITE DATA
a. PRESENT ZONING: R-20
b. LOCATION: TAX MAP 24 - GRID 17 - PARCEL 253
c. APPLICABLE DP2 FILE REFERENCES: S-03-017, F-03-190, WP-03-137, WP-04-072
d. DEED REFERENCE: L7858 / F 646 (PLAT REFERENCE: 16323)
e. PROPOSED USE OF SITE: 7 SFD HOMES (INCL. 1 EX.)
f. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
2) AREA TABULATION
a. TOTAL AREA OF SITE: 5.61 Ac ± (INCL. LOT 1)
b. AREA OF 100 YEAR FLOODPLAIN (APPROX.): N/A
c. AREA OF STEEP SLOPES (25% OR GREATER): 0.84 Ac ±
d. NET AREA OF SITE: 4.77 Ac ±
e. AREA OF THIS PLAN SUBMISSION: 5.61 Ac ±
f. LIMIT OF DISTURBANCE (APPROX.): 5.00 Ac ±
g. AREA OF PROPOSED BUILDABLE LOTS: 3.34 Ac ±
h. AREA OF OPEN SPACE LOTS: 1.68 Ac ±
i. AREA OF PROPOSED PUBLIC ROAD: 0.59 Ac ±
j. AREA OF PROPOSED PUBLIC R/W DEDICATION: 0.59 Ac ±
3) DENSITY TABULATION
a. NET AREA OF SITE: 5.61 Ac ± (INCL. LOT 1)
b. TOTAL NUMBER OF LOTS ALLOWED (@ 2 D.U./PER ACRE): 11
4) UNIT/LOT TABULATION
a. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 7 (INCL. 1 EX.)
b. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED ON THIS SUBMISSION: 2
4) OPEN SPACE DATA
a. MINIMUM RESIDENTIAL LOT SIZE SELECTED: 20,000 S.F.
b. OPEN SPACE REQUIRED FOR TOTAL AREA OF SITE (8% OF 5.61 Ac): 0.34 Ac.
c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS PROVIDED WITH THIS SUBDIVISION: 1.68 Ac.
1) OPEN SPACE AREAS LESS THAN 35' IN WIDTH (NON-CREDITED): 0.00 Ac.
2) TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS (CREDITED): 1.68 Ac.
d. AREA OF RECREATIONAL OPEN SPACE REQUIRED: N/A
1) TOTAL AREA OF RECREATIONAL OPEN SPACE PROVIDED: 0.00 Ac.

MINIMUM LOT SIZE CHART
LOT NO. 8
GROSS AREA 22,084.0 S.F.
PIPESTEM AREA 2,083.0 S.F.
MIN. LOT SIZE 20,001.0 S.F.

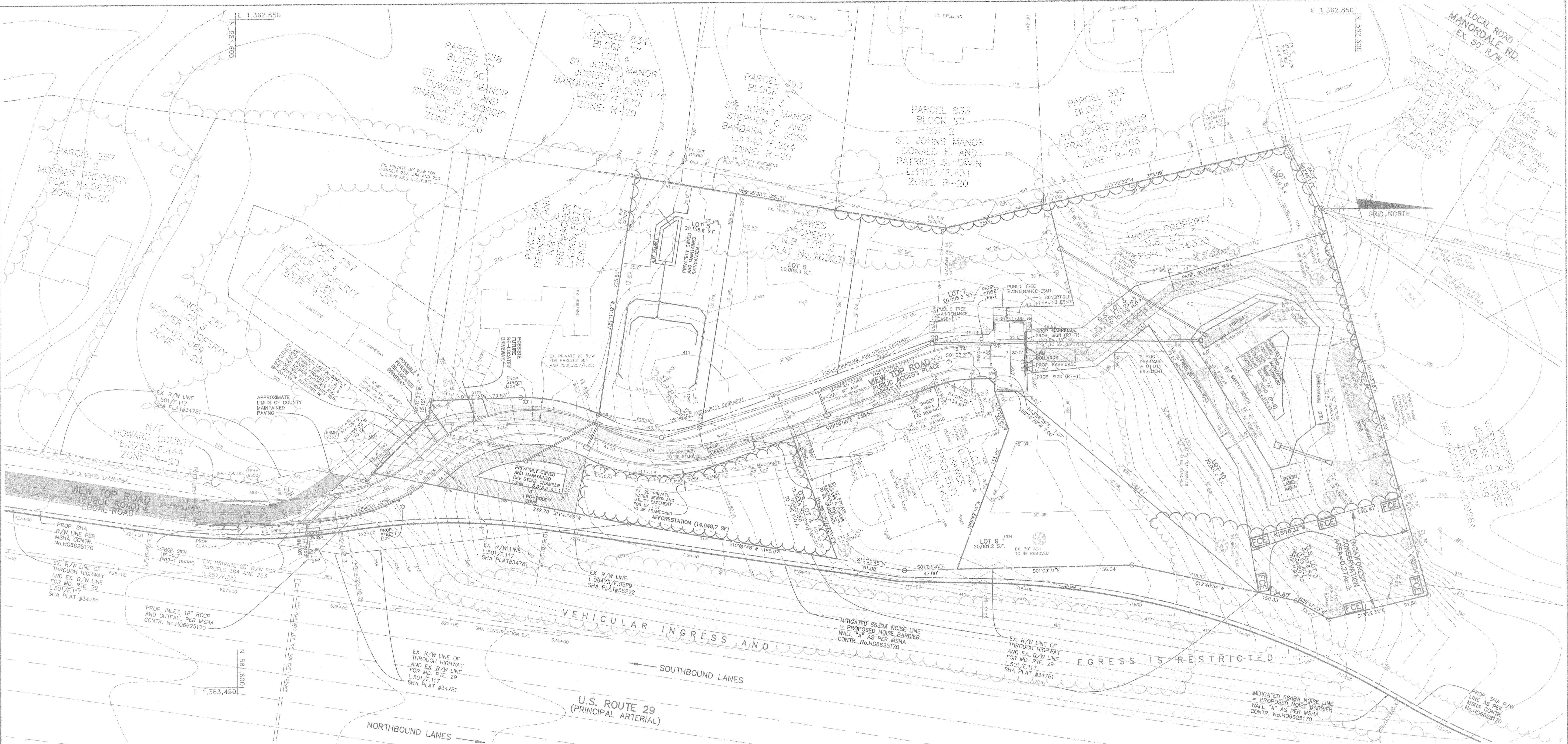
BOUNDARY CURVE DATA
CURVE C1: RADIUS 164.87', ARC 72.13', DELTA 25°04'05", TANGENT 36.65', CHORD S12°26'28"W 71.56'
CURVE C2: RADIUS 100.00', ARC 32.47', DELTA 18°36'24", TANGENT 16.38', CHORD S10°21'44"E 32.33'

BOUNDARY COORDINATE TABLE (NAD '83)
NO. 161: NORTHING 582,233.9825, EASTING 1,363,040.6109
NO. 162: NORTHING 582,539.4354, EASTING 1,362,967.9745
NO. 163: NORTHING 582,568.6933, EASTING 1,363,024.9128
NO. 164: NORTHING 582,663.8030, EASTING 1,363,373.1586
NO. 165: NORTHING 582,574.7231, EASTING 1,363,394.3404
NO. 166: NORTHING 582,545.8458, EASTING 1,363,377.8090
NO. 167: NORTHING 582,399.1802, EASTING 1,363,344.8060
NO. 168: NORTHING 582,196.1755, EASTING 1,363,348.5575
NO. 169: NORTHING 581,949.9344, EASTING 1,363,305.0797
NO. 170: NORTHING 581,722.0094, EASTING 1,363,257.7577
NO. 171: NORTHING 581,771.5999, EASTING 1,363,208.1806
NO. 172: NORTHING 581,773.9120, EASTING 1,363,193.2587
NO. 173: NORTHING 581,853.8017, EASTING 1,363,190.7589
NO. 174: NORTHING 581,923.6813, EASTING 1,363,206.1755
NO. 175: NORTHING 581,956.7245, EASTING 1,362,992.9202

SHEET INDEX
NO. 1: COVER SHEET
NO. 2: PRELIMINARY PLAN
NO. 3: GRADING, SEDIMENT & EROSION CONTROL PLAN
NO. 4: LANDSCAPE PLAN
NO. 5: FOREST CONSERVATION PLAN

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Signature: Stephen Loffler 8/17/06
PLANNING DIRECTOR DATE

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: bel@be-civilengineering.com
PROJECT: HAWES PROPERTY SUBDIVISION (RE-SUBDIVISION OF LOT 2) LOTS 1 & 5-10 AND O.S. LOTS 3 & 4
LOCATION: TAX MAP 24 - GRID 17 PARCEL 253 - ZONE: R-20 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY PLAN COVER SHEET
DATE: DECEMBER 2, 2005 PROJECT NO. 1574
AUGUST 11, 2006
Des: MCR/DAM Draft: MCR Check: DAM SCALE: AS SHOWN DRAWING 1 OF 5
P-06-008



PLAN
SCALE: 1" = 40'

SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A. #1A

STEP	REQUIREMENT	VOLUME REQUIRED (AC.-FT.)	NOTES
1	WATER QUALITY VOLUME (Wqv)	0.1010 (4,399.56 C.F.)	POCKET POND (P-5)
2	RECHARGE VOLUME (Rev) OR 0.2076 AC.	0.0181 OR 0.2076 AC.	UNDERGROUND STONE CHAMBER D.A.#2
3	CHANNEL PROTECTION VOLUME (Cpv)	0.2023 (8,812.19 C.F.)	POCKET POND (P-5)
4	OVERBANK FLOOD PROTECTION VOLUME (Op)	N/A	NOT REQUIRED
5	EXTREME FLOOD VOLUME (Of)	MATCH EX. 100-YR Q @ STUDY POINT	POCKET POND (P-5)

SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A. #2

STEP	REQUIREMENT	VOLUME REQUIRED (AC.-FT.)	NOTES
1	WATER QUALITY VOLUME (Wqv)	0.0230 (1,001.88 C.F.)	NONE UNABLE TO FACILITATE ONSITE
2	RECHARGE VOLUME (Rev) OR 0.0676 AC.	0.0060 OR 0.0676 AC.	UNDERGROUND STONE CHAMBER D.A.#2
3	CHANNEL PROTECTION VOLUME (Cpv)	0.00 (0.00 C.F.)	NOT REQUIRED
4	OVERBANK FLOOD PROTECTION VOLUME (Op)	N/A	NOT REQUIRED
5	EXTREME FLOOD VOLUME (Of)	CONVEY 100-YR Q THRU EX. SHA INLET	NOT REQUIRED

SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A. #1B

STEP	REQUIREMENT	VOLUME REQUIRED (AC.-FT.)	NOTES
1	WATER QUALITY VOLUME (Wqv)	N/A	NOT REQUIRED
2	RECHARGE VOLUME (Rev)	N/A	NOT REQUIRED
3	CHANNEL PROTECTION VOLUME (Cpv)	0.2023 (8,812.19 C.F.)	POCKET POND (P-5)
4	OVERBANK FLOOD PROTECTION VOLUME (Op)	N/A	NOT REQUIRED
5	EXTREME FLOOD VOLUME (Of)	MATCH EX. 100-YR Q @ STUDY POINT	POCKET POND (P-5)

SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A. #3

STEP	REQUIREMENT	VOLUME REQUIRED (AC.-FT.)	NOTES
1	WATER QUALITY VOLUME (Wqv)	0.0084 (365.90 C.F.)	RAINGARDEN FUTURE DISCONNECTION CREDITS
2	RECHARGE VOLUME (Rev) OR 0.0234 AC.	0.0022 OR 0.0234 AC.	UNDERGROUND STONE CHAMBER D.A.#2
3	CHANNEL PROTECTION VOLUME (Cpv)	0.00 (0.00 C.F.)	NOT REQUIRED
4	OVERBANK FLOOD PROTECTION VOLUME (Op)	N/A	NOT REQUIRED
5	EXTREME FLOOD VOLUME (Of)	N/A	NOT REQUIRED

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Stephane J. [Signature] 8/17/06
PLANNING DIRECTOR DATE

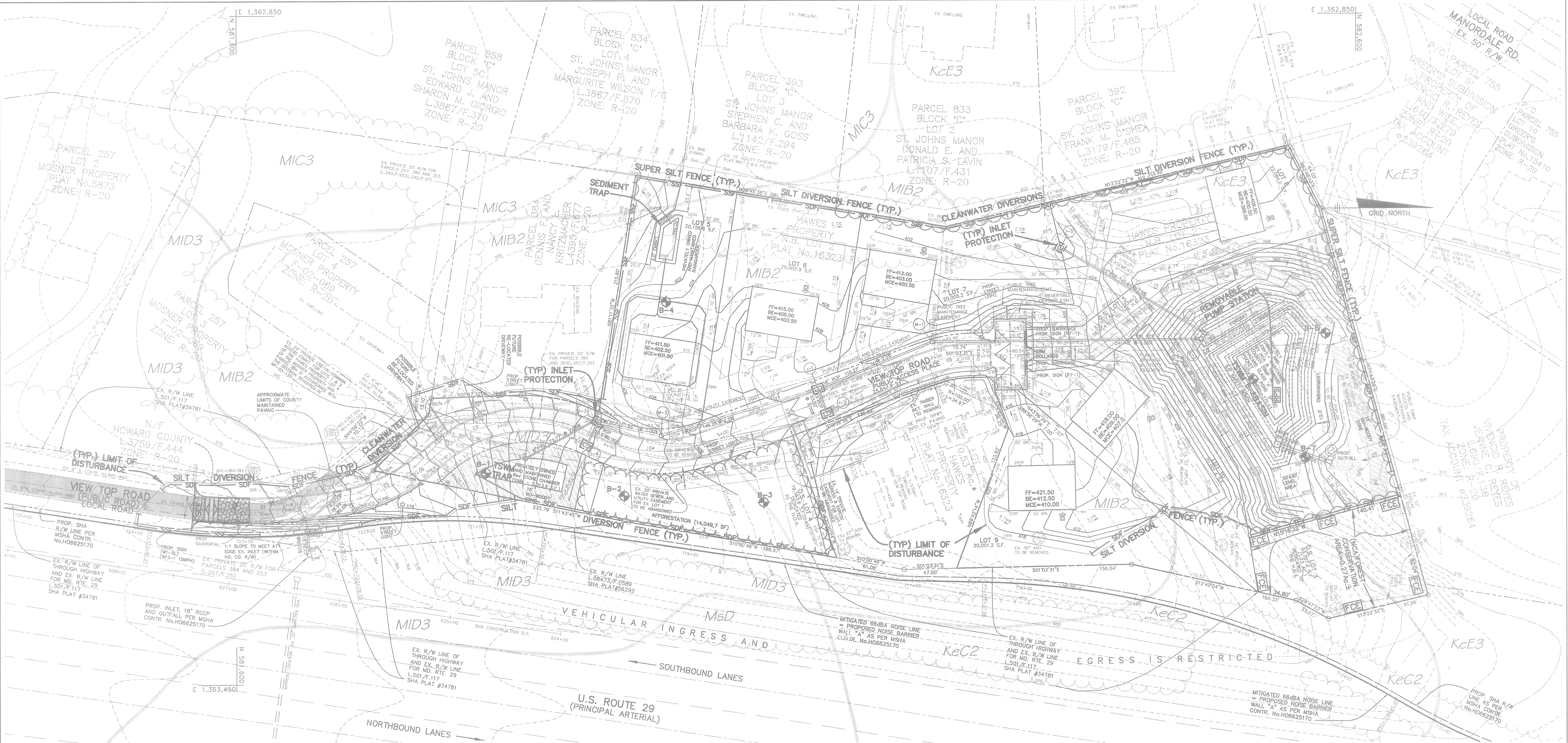
NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.

8490 BALTIMORE NATIONAL PIKE SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: be@be-civilengineering.com

DEVELOPER/CONTRACT PURCHASER:	PROJECT:
SECURITY DEVELOPEMENT, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 PHONE: (410) 465-4244	HAWES PROPERTY SUBDIVISION (RE-SUBDIVISION OF LOT 2) LOTS 1 & 5-10 AND O.S. LOTS 3 & 4
TITLE:	LOCATION:
PRELIMINARY PLAN	TAX MAP 24 - GRID 17 PARCEL 253 - ZONE: R-20 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:	PROJECT NO.:
DECEMBER 2, 2005 AUGUST 11, 2006	1574
SCALE:	DRAWING NO.:
AS SHOWN	2 OF 5



PLAN
SCALE: 1" = 40'

SOILS LEGEND		
MAP SYMBOL	SOIL TYPE	MAPPING UNIT
KcE3	D	KELLY CLAY LOAM - 15 TO 30 PERCENT SLOPES - SEVERELY ERODED
KcC2	D	KELLY SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
MIB2	B	MANOR LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
MIC3	B	MANOR LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED
MID3	B	MANOR LOAM - 15 TO 25 PERCENT SLOPES - SEVERELY ERODED
MdD	C	MONTALTO & RELAY VERY STONY SILT LOAMS - 3 TO 25 PERCENT SLOPES

HO. CO. USDA SOILS MAP No. 16
* - INDICATES HYDRIC SOILS INCLUSIONS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Stephen Laffey 8/17/06
PLANNING DIRECTOR DATE

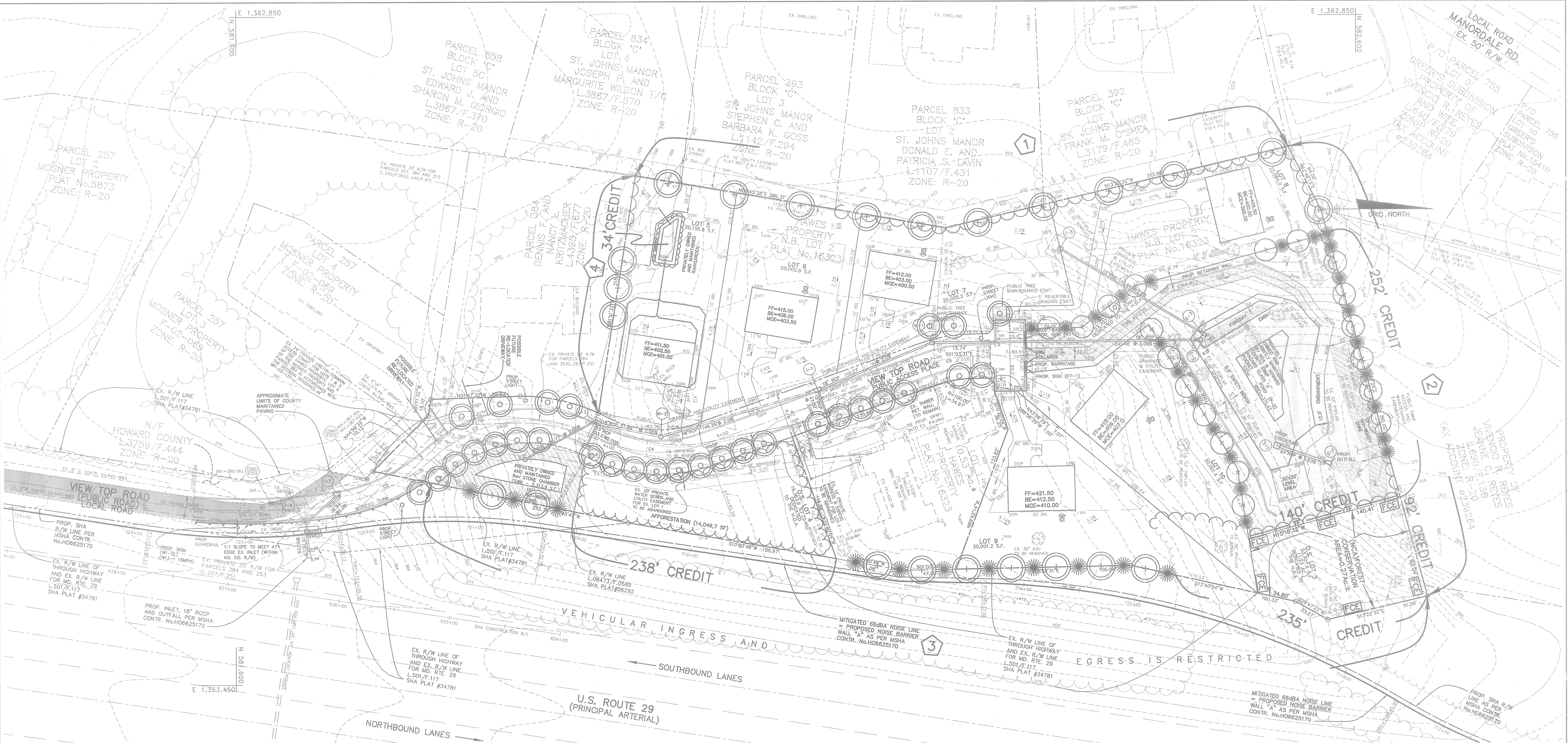
NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: bel@bel-civilengineering.com

DEVELOPER/CONTRACT PURCHASER: SECURITY DEVELOPEMENT, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 PHONE: (410) 465-4244	PROJECT: HAWES PROPERTY SUBDIVISION (RE-SUBDIVISION OF LOT 2) LOTS 1 & 5-10 AND O.S. LOTS 3 & 4
TITLE: PRELIMINARY PLAN GRADING AND SEDIMENT & EROSION CONTROL PLAN	LOCATION: TAX MAP 24 - GRID 17 PARCEL 253 - ZONE: R-20 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 2, 2005 AUGUST 11, 2006	PROJECT NO.: 1574
SCALE: AS SHOWN	DRAWING 3 OF 5



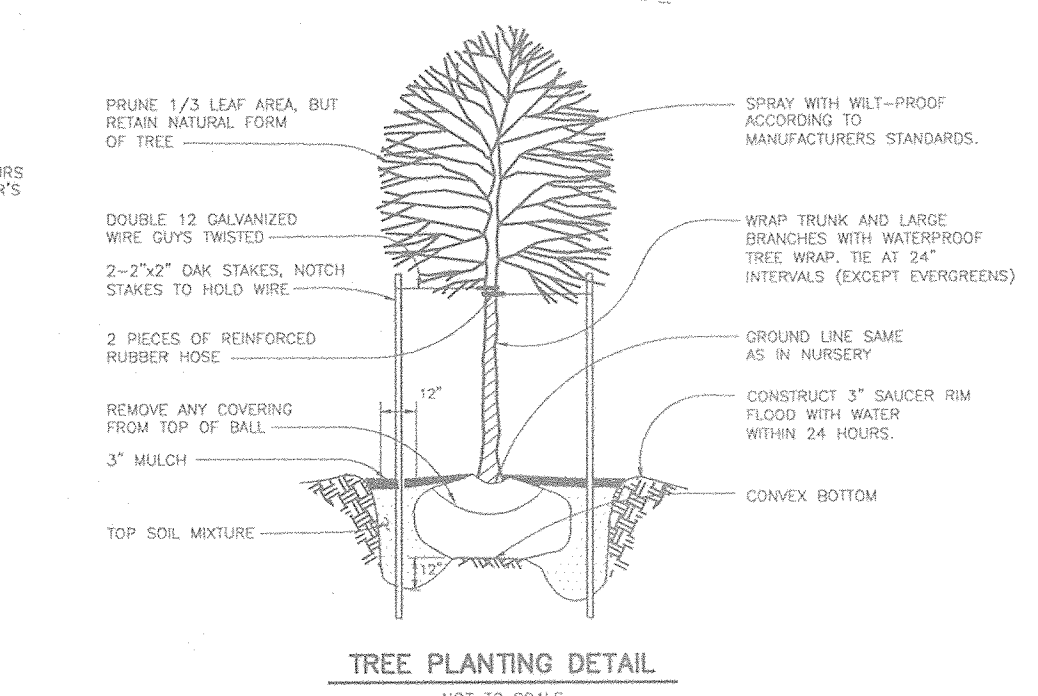
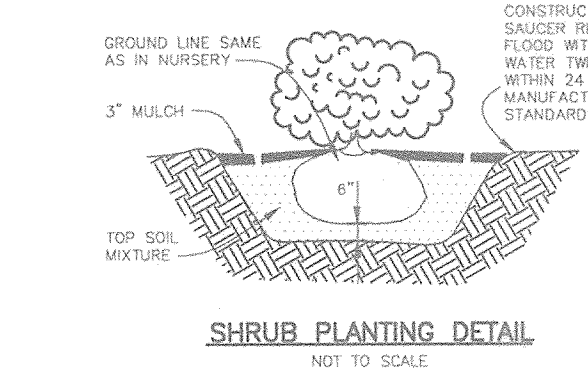
- LANDSCAPING NOTES**
- 1.) THE PROPOSED LANDSCAPING SHALL BE PROVIDED BY THE PLANTINGS AS SHOWN ON THESE PLANS.
 - 2.) THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL INTERNAL PLANTINGS, THE PRESERVATION OF THE EXISTING PERIMETER VEGETATION, AND FOR THE PERIMETER PLANTINGS AS SHOWN ON THESE PLANS. BONDING FOR THE PROPOSED PLANTINGS IS THE OBLIGATION OF THE DEVELOPER AS PART OF THE DEVELOPERS AGREEMENT.
 - 3.) TREES MUST BE A MINIMUM OF FOUR(4) FEET FROM THE CURB OR SIDEWALK AND MUST BE A MINIMUM OF FIVE(5) FEET FROM ANY STORM DRAIN.
 - 4.) A MINIMUM DISTANCE OF TWENTY(20) FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND FROM STREET LIGHTS.
 - 5.) TREE MUST BE PLANTED A MINIMUM OF FIVE(5) FEET FROM AN OPEN SPACE ACCESS STRIP AND TEN(10) FEET FROM A DRIVEWAY.
 - 6.) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SEC.-16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
 - 7.) STREET TREES SHALL BE PLANTED SIX(6) FEET BEHIND FACE OF CURB WHEN THERE ARE NO SIDEWALKS.
 - 8.) ALL LANDSCAPING PLANT TYPES SHOWN ON THESE PLANS ARE RECOMMENDATIONS AND MAY BE SUBSTITUTED WITH APPROVED EQUIVALENTS FROM THE HOWARD COUNTY LANDSCAPE MANUAL.
 - 9.) NO TREES SHALL BE PLACED WITHIN 10' BEHIND A RETAINING WALL OR WITHIN A RELATED MAINTENANCE EASEMENT, WHICHEVER IS GREATER.

* LANDSCAPING CREDIT IS IN CONJUNCTION WITH REQUIRED SWMF PLANTINGS

SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADWAY		ADJACENT TO PERIMETER PROPERTIES	
	NO	YES	NO	YES
PERIMETER NO. / LANDSCAPE TYPE	(1) A	(2) A	(3) B	(4) A
LINEAR FEET OF PERIMETER (FRONTAGE/ROADWAY)	595.3	425.0	902.9	215.8
CREDIT FOR EXISTING VEGETATION: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES	YES	NO
	-	252/SWM*	238/AF	34/SWM*
	-	92/FCE	235/FCE	-
LINEAR FEET OF REQUIRED PERIMETER LANDSCAPING	595.3	81.0	429.8	181.8
CREDIT FOR WALL, FENCE OR BERM: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
	-	-	-	-
NUMBER OF PLANTS REQUIRED: SHADE TREES	10	1	9	3
EVERGREEN TREES	-	-	11	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED: SHADE TREES	10	1	9	3
EVERGREEN TREES	-	-	11	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-

** A COMPLETE PLANTING SCHEDULE WILL BE AN INTEGRAL PART OF THE FINAL RANGARDEN DESIGN

SCHEDULE D SWMF AREA LANDSCAPING TYPE "B" BUFFER	
STORMWATER MANAGEMENT FACILITY NO.	1 RAINGORDEN
LINEAR FEET OF PERIMETER	1082.9
CREDIT FOR EXISTING VEGETATION: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES YES
	140/FCE RNRGRD**
LINEAR FEET OF REQUIRED PERIMETER LANDSCAPING	912.9
CREDIT FOR OTHER LANDSCAPING: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO NO
	- -
NUMBER OF PLANTS REQUIRED: SHADE TREES	19
EVERGREEN TREES	23
OTHER TREES (2:1 SUBSTITUTE)	-
SHRUBS	-
NUMBER OF PLANTS PROVIDED: SHADE TREES	19
EVERGREEN TREES	23
OTHER TREES (2:1 SUBSTITUTE)	-
SHRUBS (10:1 SUBSTITUTE)	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-



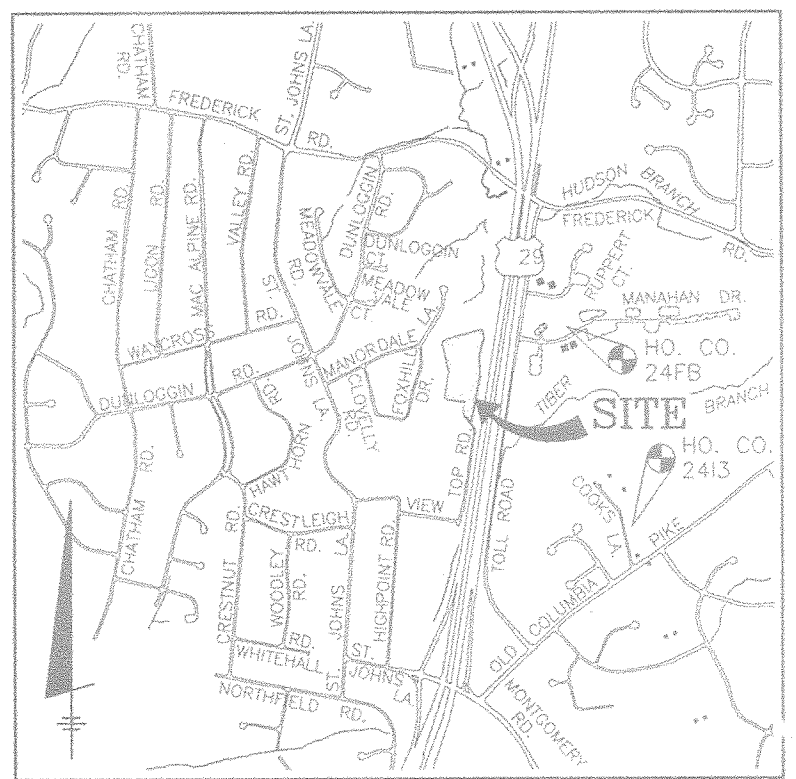
STREET TREE REQUIREMENTS	
ROADWAY NAME:	VIEW TOP ROAD
LINEAR FEET OF PERIMETER	1170.0
STREET TREES REQUIRED	30
NUMBER OF PLANTS PROVIDED: SHADE TREES	30
EVERGREEN TREES	-
OTHER TREES (2:1 SUBSTITUTE)	-
SHRUBS (10:1 SUBSTITUTE)	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Steph Lafferty 8/17/06
PLANNING DIRECTOR DATE

NO.	DATE	REVISION
BENCHMARK ENGINEERING, INC.		
8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLCOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 E-MAIL: bbi@civilengineering.com		
DEVELOPER/CONTRACT PURCHASER:		PROJECT:
SECURITY DEVELOPEMENT, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 PHONE: (410) 465-4244		HAWES PROPERTY SUBDIVISION (RE-SUBDIVISION OF LOT 2) LOTS 1 & 5-10 AND O.S. LOTS 3 & 4
LOCATION:		TITLE:
TAX MAP 24 - GRID 17 PARCEL 253 - ZONE: R-20 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND		PRELIMINARY PLAN LANDSCAPE PLAN
DATE:	DECEMBER 2, 2005	PROJECT NO. 1574
SCALE:	AUGUST 11, 2006	DRAWING 4 OF 5
Des: MCR/DAM	Draft: MCR	Check: DAM





VICINITY MAP
SCALE: 1"=2000'



LEGEND

SOILS CLASSIFICATION	AbC1
SOILS DELINEATION	---
EXISTING CONTOURS	---
EXISTING WOODS LINE	---
PROPOSED WOODS LINE	---
EXISTING STRUCTURE	[Symbol]
PROPOSED STRUCTURE	[Symbol]
STEEP SLOPES 15% TO 24.9%	[Symbol]
STEEP SLOPES 25% OR GREATER	[Symbol]
PROP. FOREST CONSERVATION AREA	[Symbol]
PROP. FOREST AFFORESTATION AREA	[Symbol]
TREE PROTECTION FENCE	TF
FCE PERMANENT SIGNAGE	FCE

PLAN
SCALE: 1" = 50'

FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Hawes Property
Date: November 30, 2005

NET TRACT AREA		Acres				
A. Total tract area		5.61				
B. Area within 100 Year Floodplain		0				
C. Area to remain in agricultural production		0				
D. Net Tract Area		5.61				
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)						
ARA	MFR	IDA	HDR	MFD	CIA	X
E. Afforestation Threshold	(percentage)	15%	0.84			
F. Conservation Threshold	(percentage)	20%	1.12			
EXISTING FOREST COVER:						
G. Existing forest cover (excluding floodplain)		2.2				
H. Area of forest above afforestation threshold		1.36				
I. Area of forest above conservation threshold		1.08				
BREAK EVEN POINT:						
J. Forest retention above threshold with no mitigation		0.21				
K. Clearing permitted without mitigation	Break-Even Point	1.14				
PROPOSED FOREST CLEARING						
L. Total area of forest to be Cleared or Retained Outside FCE		1.93				
M. Total area of forest to be Retained in FCE		0.27				
PLANTING REQUIREMENTS						
N. Reforestation for clearing above Conservation Threshold		0.27				
P. Reforestation for clearing below Conservation Threshold		1.7				
Q. Credit for retention above conservation threshold		0				
R. Total reforestation required		1.97				
S. Total afforestation required		0				
T. Total reforestation and afforestation required		1.97				

PFCEP NOTES

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed FCE limits.
- Permanent signage will be posted at 50-100 foot intervals along all FCE limits.
- The Forest Conservation Act Requirements for this project will be met through the retention of 0.27 acres of net tract area forest within the limits of a Forest Conservation Easement; the On-Site Afforestation of 0.32 acres; and the Reforestation of 1.65 acres. There are limited reforestation areas available on the subject property, so the remaining obligations will be met through off-site plantings and/or payment of the County's Fee-in-Lieu. Final determination of how this obligation will be met shall be determined on the Final Forest Conservation Plan.

FOREST CONSERVATION AREA

AFFORESTATION PROJECT

Trees for your Future

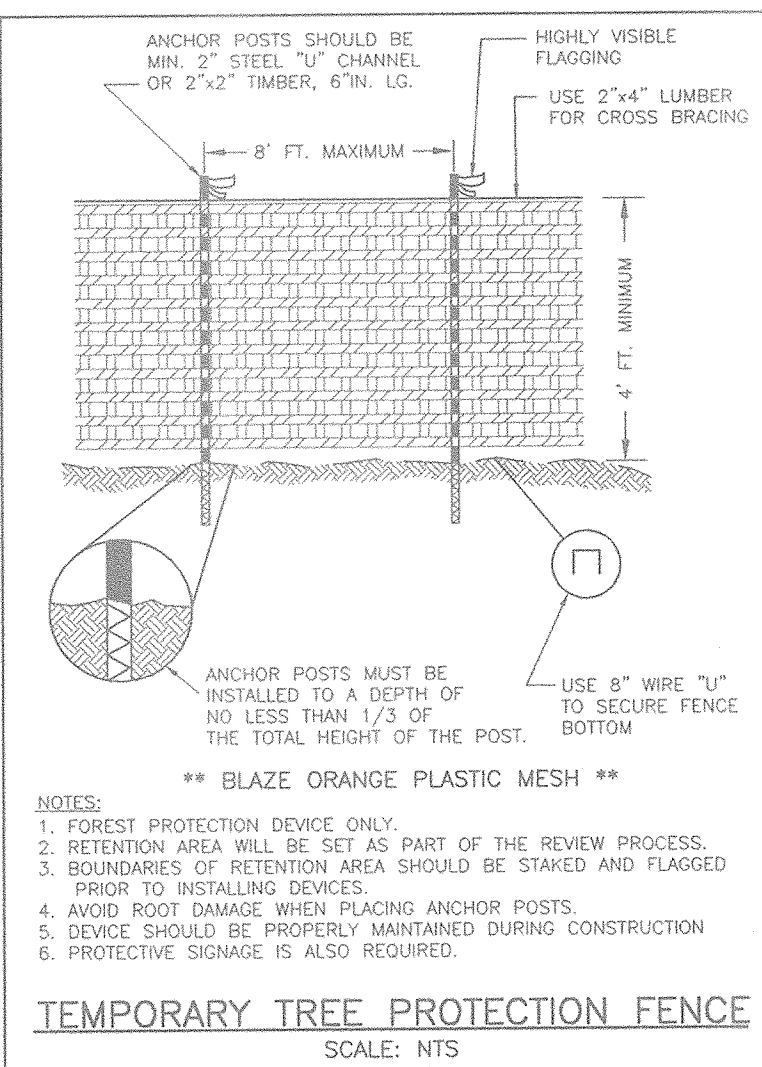
FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992

PERMANENT SIGNAGE

DETAILS
SCALE: NTS



SOILS LEGEND		
MAP SYMBOL	SOIL TYPE	MAPPING UNIT
KcE3	D	KELLY CLAY LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED
KcK2	D	KELLY SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
MIB2	B	MANOR LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
MIC3	B	MANOR LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED
MID3	B	MANOR LOAM - 15 TO 25 PERCENT SLOPES - SEVERELY ERODED
Md	C	MONTALTO & RELAY VERY STONY SILT LOAMS - 3 TO 25 PERCENT SLOPES

MD CO. USDA SOILS MAP 16-16
* - INDICATES HYDRIC SOILS INCLUSIONS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Stephen L. ... 8/17/06
PLANNING DIRECTOR DATE

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

P.O. Box 5006 Glen Arden, MD 21057 (410) 592-6752

MD DNR Qualified Professional
USACOE Verified Deliberator
Certification # 1702-0202060506405
John P. Cassler

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmrk@eol.com

8/16/06

DEVELOPER/CONTRACT PURCHASER:	PROJECT:
SECURITY DEVELOPEMENT, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 PHONE: (410) 465-4244	HAWES PROPERTY SUBDIVISION (RE-SUBDIVISION OF LOT 2) LOTS 1 & 5-12 AND O.S. LOTS 3 & 4
TITLE:	LOCATION:
PRELIMINARY PLAN FOREST CONSERVATION PLAN	TAX MAP 24 - GRID 17 PARCEL 253 - ZONE: R-20 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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